

# Unit 1003 - City Palms

1003 - 480 Hibiscus St, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | RX-10962726 |
| Status:         | Active      |
| Size:           | 720 Sq ft.  |
| Bedrooms:       | 2           |
| Full Bathrooms: | 1           |
| Half Bathrooms: | 0           |
| Parking Spaces: | Assigned    |
| View:           |             |
| List Price:     | \$550,000   |
| List PPSF:      | \$764       |
| Valuated Price: | \$408,000   |
| Valuated PPSF:  | \$567       |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

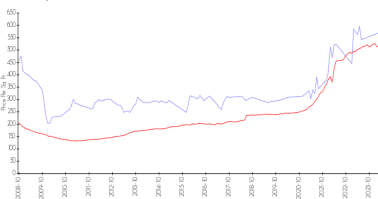
|  |     |
|--|-----|
| Number of units:                         | 288 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 601    | 1,124 sq ft | Apr 2024     | \$640,000  | \$569 |
| 531    | 690 sq ft   | Feb 2024     | \$312,500  | \$453 |
| 709    | 1,117 sq ft | Nov 2023     | \$585,000  | \$524 |
| 207    | 725 sq ft   | Oct 2023     | \$345,000  | \$476 |
| 433    | 750 sq ft   | Oct 2023     | \$360,000  | \$480 |
| 614    | 625 sq ft   | Oct 2023     | \$380,000  | \$608 |
| 1042   | 1,477 sq ft | Oct 2023     | \$749,000  | \$507 |

## Market Information

City Palms vs West Palm Beach



West Palm Beach vs Palm Beach



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| City Palms:      | \$574/sq. ft. | West Palm Beach: | \$512/sq. ft. |
| West Palm Beach: | \$512/sq. ft. | Palm Beach:      | \$467/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| City Palms      | 3% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| City Palms      | 49 days |
| West Palm Beach | 51 days |
| Palm Beach      | 56 days |

